

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

August 7, 2006

PRESENT: Tom Cowan, Chairman
Terry Janicz
John Olaf
Rick Meahl
Don Hoefler
John Potera
Andy Kelkenberg
Christine Falkowski, Recording Clerk
John Good, Code Enforcement Officer

The Planning Board meeting was called to order by Tom Cowan at 7:30PM.

Site Plan Application/Special Use Permit – 11720 Main Road – Used Auto Sales – Thomas Blair

Tom Blair attended the meeting. As directed on June 12th he submitted a detailed site plan. A fire hydrant is located near the center of the grass area (between parking area and ROW), which must be kept clear of snow. The 4,750 sq. ft. parking area will consist of millings but must be blacktopped within two years. There will be two customer parking spots at the east end of the lot with dedicated lines, and eight spots for vehicle display. Handicapped parking is not applicable as it is not necessary to exit one's vehicle to enter a building. The greenspace requirement is 50' per the Overlay Zone. This greenspace area is 27' and cannot be extended due to the severe drop-off. The proposed 36 sq. ft. sign is located on the north edge of lot. Mr. Blair was encouraged to place it off the west edge of lot and was advised that 32 sq. ft. is the maximum face area allowed in the Overlay Zone. Mr. Blair stated he already has a sign with double poles, and he was advised that the height limitation is 12'. Wendel Duchscherer reviewed the site plan and provided a memo dated August 4, 2006 recommending conditional approval with six conditions (see attached).

Terry motioned to allow 27' of greenspace vs. 50' as required, seconded by Rick:

Tom Cowan	-Aye
Terry Janicz	-Aye
John Olaf	-Aye
John Potera	-Aye
Rick Meahl	-Aye
Don Hoefler	-Aye
Andy Kelkenberg	-Aye

Don motioned to accept the site plan dated 7/17/06 subject to the six conditions outlined in the Wendel Duchscherer memo dated August 4, 2006, and recommended forwarding to the Town Board for review and site plan approval and scheduling of a public hearing for Special Use Permit approval, seconded by Andy:

Tom Cowan	-Aye
Terry Janicz	-Aye
John Olaf	-Aye
John Potera	-Aye
Rick Meahl	-Aye
Don Hoefler	-Aye
Andy Kelkenberg	-Aye

Site Plan Application -13656 Main Road – Storage Building – Francis & Lorene Eldred

Mr. & Mrs. Eldred appeared. They own a 1.48-acre parcel at the northeast corner of Main & Crittenden where they live and operate a firewood business. They are in the Overlay Zone and wish to erect a 770 sq. ft. storage building for personal use. It will be a board and batten hemlock type of building. The building will face Crittenden Road but must be set back 50' from Main Road and must remain maintained greenspace. Wendel Duchscherer reviewed the site plan and prepared a memo dated August 4, 2006 recommending approval with three conditions (see attached). The Eldred's do not plan on installing gutters and downspouts now, but may in the future. Andy motioned to accept the (undated) survey (site plan pending) subject to the three conditions outlined in Wendel's memo dated August 4, 2006, and recommending forwarding to the Town Board for review and site plan approval, seconded by Rick:

Tom Cowan	-Aye
Terry Janicz	-Aye
John Olaf	-Aye
John Potera	-Aye
Rick Meahl	-Aye
Don Hoefler	-Aye
Andy Kelkenberg	-Aye

Minutes Review

John Olaf motioned to approve the minutes of July 17, 2006 as amended, seconded by Terry:

Tom Cowan	-Aye
Terry Janicz	-Aye
John Olaf	-Aye
John Potera	-Aye
Rick Meahl	-Aye
Don Hoefler	-Aye
Andy Kelkenberg	-Aye

Sign Regulations

Christine distributed the draft notice to commercial and industrial zoned property owners clarifying policies on permanent and temporary signs including Route 5 Overlay Zone sign criteria. No changes were suggested, and it is planned to be mailed this week.

Home-Based Business in RA Zone

Another complaint was received against an operator of a business in the RA Zone. The alleged perpetrator is upset about this and shared his view on the situation with Andy. The Planning Board suggested these types of complaints go to the Town Board in lieu of action taken to address the issue.

Dollar General– Site Plan Compliance

The two problems will be addressed as follows: (1) Two large rocks have been placed on the curved area at the store entrance where cars have been backing up onto greenspace. John Good stated he will keep an eye on this to see if the rocks effectively solve the problem, and the temporary C/O expiration date will be extended and (2) Tom motioned to direct that the stoned area along the westerly parking lot intended for greenspace be blacktopped, seconded by Terry:

Tom Cowan	-Aye
Terry Janicz	-Aye
John Olaf	-Aye
John Potera	-Aye
Rick Meahl	-Aye
Don Hoefler	-Aye
Andy Kelkenberg	-Aye

Open Development/Flaglots

Currently there are three developers who wish to possibly create a flaglot development with the intention of a private drive vs. subdivision street. One of them would develop existing backland, which the Master Plan states we should try to make good use of. The other two would actually be creating flaglots by design. Does Newstead wish to promote the creation of Flaglots or only make use of existing backland?

Right to Farm Law

The Planning Board unanimously feels that creating this law in Newstead is not necessary. The Planning Board volunteers to be a more general “Mediation Board” for agrarian types of disputes.

Route 5 Rezoning

The Planning Board will hold a special meeting dedicated to analyzing proposed lot sizes and setbacks on Monday, August 28th at 7:30PM.

John P. made a motion to adjourn the meeting at 9:25PM, seconded by John O. and all approved.

Respectfully submitted,

Christine Falkowski
Recording Clerk